

**145-147 WELLINGTON ST. AURORA** 15-Oct-20

TOTAL LOT AREA	20259.62	sm	sf	%
LOT AREA NET OF ROAD WIDENING AND SIGHT TRIANGLE	19760.62			100.0
BUILDING COVERAGE EXISTING	3016.95	32474		
BUILDING COVERAGE PROPOSED	2319.45	24966		
*TOTAL BUILDING COVERAGE	5336.40	57440		27.01
*TOTAL PAVED AREA	7493.20	80656		37.92
*TOTAL LANDSCAPE AREA	6931.02	74605		35.07
GROSS FLOOR AREA OF EXISTING BUILDINGS	17908.80	192769		
GROSS FLOOR AREA OF PROPOSED BUILDINGS 1, 2, 3	5875.46	63243		
TOTAL GROSS FLOOR AREA	23784.26	256011		
*FAR	1.20			

\*CALCULATION BASED ON TOTAL LOT AREA NET OF ROAD WIDENING AND SIGHT TRIANGLE  
\*LOT AREA IS EXTRAPOLATED FROM CAD FILE OF SURVEY AND APPROX.

EXISTING ZONING	RA2 Zone
PROPOSED ZONING	RA2(S21) Exemption Zone
ADJACENT PROPERTY ZONES AND USES	North Wellington Street West South R8 - Residential West Murray Drive East R8(275) - Residential, I - Institutional
LOT FRONTAGE (m)	111.97
BUILDING SETBACKS (m)	Block 1 Block 2 Block 3 Front - - 3.05 Exterior Side - - 19.11 Interior Side - 8.4 - Rear 10.4 13.29 -
LANDSCAPE STRIPS (m)	Block 1 Block 2 Block 3 Front 2.4 - - Exterior Side 0.5 - - Interior Side 1.6 - - Rear 0.9 - -
BUILDING HEIGHT (m)	13 13 13.05
NUMBER OF STORIES	3 3 3
NUMBER OF LOADING SPACES	Not Required

**BLOCK 1 (3-STORY STACKED)**

Type	Bedrm	quantity	gfa(sqft)	(sqm)	TOTAL (sqft)	(sqm)	
Stacked Townhouses	S1	2 BED	4	1,012	94.02	4,048	376.07
A minimum of 3.75 square metres of private amenity space (located at balcony / patio / roof terrace) to be provided for each units.	S2	2 BED	4	1,275	118.48	5,101	473.92
	S3	2 BED	4	1,322	122.85	5,289	491.38
	S1E	2 BED	2	1,043	96.90	2,086	193.80
	S2E	2 BED	2	1,306	121.33	2,612	242.66
	S3E	2 BED	2	1,353	125.70	2,706	251.40
<b>Total</b>			<b>18</b>		<b>21,842</b>	<b>2029.23</b>	

**BLOCK 2 (3-STORY STACKED)**

Type	Bedrm	quantity	gfa(sqft)	(sqm)	TOTAL (sqft)	(sqm)	
Stacked Townhouses	S1	2 BED	4	1,012	94.02	4,048	376.07
A minimum of 3.75 square metres of private amenity space (located at balcony / patio / roof terrace) to be provided for each units.	S2	2 BED	4	1,275	118.48	5,101	473.92
	S3	2 BED	4	1,322	122.85	5,289	491.38
	S1E	2 BED	2	1,043	96.90	2,086	193.80
	S2E	2 BED	2	1,306	121.33	2,612	242.66
	S3E	2 BED	2	1,353	125.70	2,706	251.40
<b>Total</b>			<b>18</b>		<b>21,842</b>	<b>2029.23</b>	

**Total blocks 1-2**      **36**      **43,685**      **4058.45**

**BLOCK 3 (3-STORY STACKED)**

Type	Bedrm	quantity	gfa(sqft)	(sqm)	TOTAL (sqft)	(sqm)	
Stacked Townhouses	2A	2 BED	3	816	75.81	2,448	227.43
A minimum of 3.75 square metres of private amenity space (located at balcony / patio / roof terrace) to be provided for each units.	1B	1 BED + DEN	3	718	66.70	2,154	200.11
	3C	3 BED	6	1,179	109.54	7,075	657.26
	2AE	2 BED	1	838	77.85	838	77.85
	1BE	1 BED + DEN	1	739	68.66	739	68.66
	3CE	3 BED	2	1,160	107.74	2,319	215.48
	2A-E2	2 BED	1	836	77.67	836	77.67
	1B-E2	1 BED + DEN	1	725	67.35	725	67.35
	3C-E2	3 BED	2	1,212	112.60	2,424	225.20
<b>Total</b>			<b>20</b>		<b>19,558</b>	<b>1817.01</b>	

**Total BLOCKS 1, 2 & 3**      **56**      **63,243**      **5875.46**

Floor Area of Each Level (m2) and individual uses

Block	Uses	Basement			Ground Level			2nd Level			3rd Level		
		Floor Area	Uses	Floor Area	Uses	Floor Area	Uses	Floor Area	Uses	Floor Area	Uses	Floor Area	Uses
Block 1	Parking	-	Residential	590.2	Residential	596.7	Residential	599.8					
Block 2	Parking	-	Residential	590.2	Residential	596.7	Residential	599.8					
Block 3	Residential	421.7	Residential	382.8	Residential	443.3	Residential	443.3					
Total Area of Proposed Refuse/Mechanical/Sprinkler Room for Blocks 1, 2 & 3												86.4	

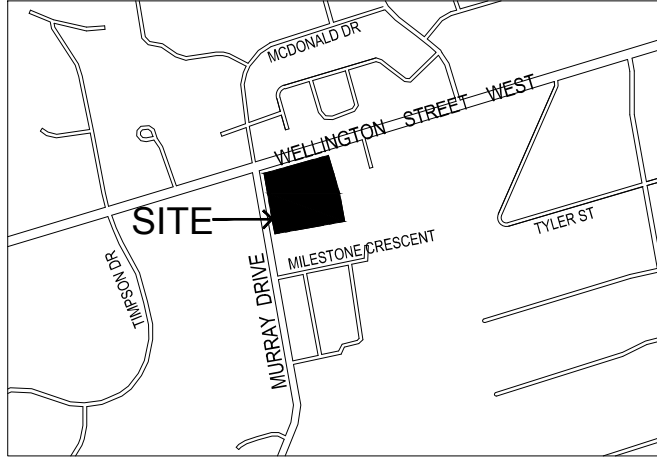
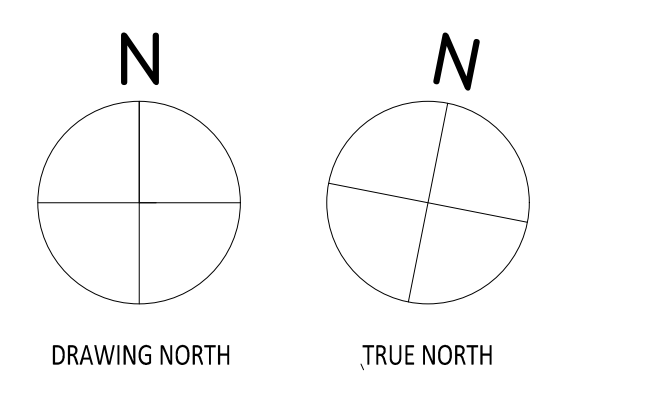
**PARKING STATS**

No. of Unit	260
Resident Parking	Res. Ratio      Res. Spaces
	Req'd      Provided      Req'd      Provided
Total (1)	1.02      1.02      265      265
a). Resident Parking on Site (at grade)	179
b). Resident Parking at Covered / Depressed Parking	84
Visitor Parking	
Total Visitor Parking Provided (at grade)	0.1      0.1      26      26
Additional Accessible Parking Provided	4      4
Total	295      295
(1) Total resident spaces include 2 accessible parking spaces	

**Bicycle Parking Stats**

Total Bicycle Parking Provided	40	ratio
a). Spaces in Existing Bike Room for Existing Apartments	32	
b). At Grading Spaces for Proposed Townhouses	8	

All drawings are the property of the Architect and must be returned upon request.  
Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.  
The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.  
**DO NOT SCALE DRAWINGS**



**KEY PLAN**

SY 5	OCT 16, 2020	ISSUED FOR SPA
SY 4	OCT 31, 2019	REVISED AS PER ZBA COMMENTS
SY 3	OCT 29, 2019	RE-ISSUED FOR ZBA
SY 2	APR 02, 2019	ISSUED FOR RE-ZONING APPLICATION
CR 1	JAN 04, 2019	ISSUED TO CLIENT



**GUTHRIE MUSCOVITCH ARCHITECTS**

Tel: (416) 252-5679 Fax: (416) 252-9637  
770 Brown's Line, Toronto, Ontario M5W 3W2

owner  
**IMH 145 & 147 WELLINGTON LTD.**  
3280 BLOOR STREET WEST,  
SUITE 1400  
TORONTO, ONTARIO,  
CANADA M8X 2X3

project  
**PROPOSED TOWNHOUSES**  
145-147 WELLINGTON STREET WEST, AURORA

drawing  
**SITE PLAN GROUND LEVEL**

scale 1:400  
date SEP 2020  
drawn SY  
chk'd RG/BB  
project number 16030

**SP-1**

**LEGEND**

- FFL FINISH FLOOR ELEVATION
- ▶ PRIMARY GATE ENTRY - AT LEVEL 1
- FFH EXISTING FIRE HYDRANT
- FFH PROPOSED FIRE HYDRANT LOCATION
- PROPOSED LOCATION FOR BIAMBE CONNECTIVITY
- PROPERTY LINE
- TACTILE INDICATORS
- DEPRESSED CURB
- POLE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED OR FLOOR MOUNTED LIGHT FIXTURE